

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - May 25, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-60*)

Members: Scott R. Winkler (*voting on items 1-60*)
Catherine M. Doyle (*voting on items 1-32, 34-60*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1-60*)
Donald Jackson (*voting on items 1-60*)

START TIME: 4:40 p.m.

End Time: 9:40 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22486 Dimensional Variance	Lavon Hazel Lagrone Request to construct an addition to the existing Type 'A' restaurant without the required number of parking spaces.	3879 N. Teutonia Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
2	22933 Extension of Time Granted	Schnell Price; Property Owner Request to comply with the conditions of decision No. 22373.	4801 W. North Av. 17th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22964 Change of Operator Granted	Linda Washington; Property Owner Request to continue occupying the premises as a day care center.	4365 N. 27th St. 1st Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	22575 Special Use Dismissed	SR Bodies, LLC; Property Owner Request to occupy the premises as a parking lot.	703-11 E. Kilbourn Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	--	
5	22963 Special Use Dismissed	Alphabet Street, Inc. Willye Banks, Property Owner Request to occupy the premises as a day care center for 100 children; ages 6 wks. - 12 years.	7526 W. Fond du Lac Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	22958 Dimensional Variance	Jesus Marin; Prospective Buyer Request to convert the premises into a four unit building.	2400 S. 12th St. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	22961 Use Variance	Laura E. Ruiz; Lessee Request to occupy the premises as a nail salon (personal services).	2635 W. Burnham St. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request on an interested party and will be rescheduled at the next available hearing date.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	22959 Special Use Granted	Wisconsin Auto Title Loans Kenneth Wayco, Lessee Request to occupy the premises as a title loan agency.	6865 N. 76th St. A/K/A 6863 N. 76th St. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a permanent physical barrier, preferably landscaping as required by City Ordinance, be installed between the parking lot on site and the sidewalk on N. 77th St. 5. That the text of the main pylon sign and the wall sign should be modified so that the name of the business is the prominent feature of each sign, in letters larger than the phone number and list of services provided. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	22875 Special Use	Mabell Burrell; Property Owner Request to occupy the premises as a day care center for 60 children, infant to 12 yrs., 24 hours per day.	4122 W. Fond du Lac Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DPW and will be scheduled at the next available hearing.	
10	22941 Dimensional Variance Granted	Jon and Debbie Konings; Property Owner Request to install an air conditioning condenser in the side setback.	3374 S. 37th St. 11th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
11	22932 Special Use	Jose Zarate; Property Owner Request to continue occupying the premises as a type 'A' restaurant and expand into the existing building to the south.	625 S. 5th St. A/K/A 625-31 S. 5th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	22938 Special Use Granted	Blessed Hope Assembly of God Rev. Grant W. Lawson, Property Owner Request to continue occupying the premises as a church.	1501 W. Lincoln Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the fence is restored between the parking lot and the alley to the west to preclude vehicular access to the alley. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
13	22947 Special Use Granted	Ranch Community Services; Lessee Request to occupy the premises as an adult day care center for 60 adults.	611 W. National Av. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	22955 Special Use Granted	Day Care Services for Children, Inc.; Lessee Request to occupy the premises as a day care center for 118 children, ages 6 wks. to 12yrs., from 6 a.m. to 6 p.m.	647 W. Virginia St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all loading and unloading of children occurs at the rear entrance of the building.</p> <p>5. That no parking, stopping, or standing of any vehicle occurs on W. Virginia St. or the public alley to the rear of the site.</p> <p>6. That a minimum of eleven (11) parking stalls are specifically dedicated in the rear of the site for purposes of child loading and unloading, and are specifically signed for this purpose.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
15	22884 Special Use	Jensen Auto Sales Inc. Jeff Jesen, Lessee Request to occupy the premises as a motor vehicles sales facility.	6280 S. Howell Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing date.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	22919 Special Use	Canadian Pacific Railway c/o Construction Resources, Inc., Property Owner Request to install a transmission tower and equipment shelter in excess of 80 ft.	6127-R S. 6th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.	
17	22930 Dimensional Variance Granted	STN, LLC; Property Owner Request to construct an addition to the rear of the existing truck terminal which is within 500' of a residence.	4866 S. 13th St. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Special Use is granted for a period of time, commencing with the date hereof, and expiring December 18, 2005. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	22953 Dimensional Variance Granted	Mary M. Mc Donald; Property Owner Request to construct a garage without the required front setback.	1416 E. Russell Av. 14th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
19	22943 Dimensional Variance Granted	Jerry W. Reaves Sr.; Property Owner Request to occupy the premises as a church without the required parking.	2401-03 N. 36th St. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Don Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	22966 Special Use	Day Care Services for Children, Inc.; Lessee Request to continue occupying the premises as a day care center for 96 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m. Action: 2 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	2812 W. Fairmount Av. 1st Dist.
21	22927 Special Use Granted	Rose Patterson; Property Owner Request to occupy the premises as a day care for 75 children, ages 4 weeks to 12 years, from 5:00 AM to 12:00 midnight. Action: Granted 10 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Don Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator complies with current State commercial code for day cares. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	7526 W. Fond du Lac Av. 2nd Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	22935 Special Use Granted	David, Toni, and Lorese Howard; Prospective Buyer Request to occupy the premises as a day care center for 40 children, ages 3 wks. to 12 yrs., from 6 a.m. to 1 a.m.	7484 W. Appleton Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator obtains an occupancy permit and complies with all State requirements for daycares. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
23	22952 Special Use	Sqaure One, Inc.; Lessee Request to occupy the premises as a type 'A' restaurant with a drive through facility.	6050 W. Fond du Lac Av. A/K/A 6046-50 W. Fond du Lac 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	22907 Dimensional Variance Granted	Mike Lalonde; Property Owner Request to construct a porch on the front of the existing building without the required front setback.	1602 N. Humboldt Av. 3rd Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
25	22923 Use Variance	Jay Curtiss System Parking Inc., Lessee Request to occupy the premises as a commercial parking lot.	2419 E. Kenwood Bl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing date.	

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26	22940 Special Use Granted	Closet Classics Linda Flynn, Lessee Request to continue occupying the premises as a resale shop.	1531 N. Farwell Av. 3rd Dist.
	Action:	Granted 7 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of seven (7) years, commencing with the date hereof.	
27	22969 Special Use Granted	County Clare, Ltd. Rip O'Dwanny, Property Owner Request to construct a 10'x16' addition to the existing hotel.	1234 N. Astor St. A/K/A 1230-40 N. Astor St. 4th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of time to run concurrent with case No. 19186.	

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28	22110 Special Use	A&A Petroleum, Inc. Khalid Ahmed; Request to continue occupying the premises as a motor vehicle pumping station and car wash.	7609 W. Capitol Dr. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing date.	
29	22949 Special Use	Michael H. Coon, Lessee Request to occupy the premises as a motor cycle repair facility.	8302 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing date.	
30	22928 Special Use	I Thessalonians M.B. Church Marie Shaw, Lessee Request to occupy the premises as a church.	915 W. Burleigh St. A/K/A 909-919 W. Burleigh St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	22730 Special Use Granted	St. Luke's Medical Center; Property Owner Request to construct a new expansion for admissions and out-patient surgery.	2900 W. Oklahoma Av. 8th Dist.
	Action:	Granted 9 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That condition No. four (4) in Case No. 22319 is amended to read 'That the appellant petition for and receive a zoning change to 'General Plan Development' no later than September 1, 2000.' 5. That this Special Use is granted for a period of time, with the date hereof, and expiring July 12, 2009.	
32	22896 Special Use	Ramon Arteaga; Property Owner Request to continue occupying the premises as a motor vehicle sales facility.	1601 W. Becher St. 8th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn this item. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	22918 Dimensional Variance	Damaund, Evelyn, and Robert Smith; Property Owner Request to resubmit an application to the Board to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults.	3412 W. Rohr Av. 9th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn this item. Seconded by Georgia Cameron.	
	Vote:	3 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	22873 Special Use Granted	Inspired Kingdom Evangelistic Ministry Cassandra Holley, Lessee Request to occupy the premises as a church.	6063 N. Teutonia Av. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	22916 Boundary Line Extension Granted	Yeshiva Elementary School; Property Owner Request to construct an addition to the existing elementary school and expanding into adjacent lots.	3447 N. 51st St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That the school advise the City of Milwaukee Department of Public Works a minimum of six weeks in advance of the scheduled opening date of the additional school facilities so that the necessary parking restrictions can be implemented.</p> <p>5. That the certified survey map combining these parcels is approved by the common council.</p> <p>6. That the R/D/40 Multi-family Residential District Boundary Line is extended sixty (60) feet to the west to coincide with the westerly property line of the premises.</p> <p>7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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36	22936 Special Use Granted	Steve Wilson and Demico Lawrence; Lessee Request to occupy the premises as a motor vehicle repair facility with a car wash.	3300 W. Burleigh St. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all vehicles are to be washed inside the building, and all waste wash water is to be contained on site and drained by means of an appropriate sanitary sewer connection. 5. That no vehicles associated with this use are to be parked in the alley to the rear of the site at any time. 6. That no long term storage or repair of any vehicle associated with this use is to occur on or obstruct any street, alley or sidewalk right-of-way. 7. That all washing, drying and detailing of vehicles is accomplished inside of the building. 8. That all wastewater is disposed of on-site. 9. That signage is limited to a maximum of 50 square feet. 10. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
37	22566 Special Use Denied	Thomas E. Smith, Sr.; Property Owner Request to occupy the premises as a hand car wash facility.	1102 W. Atkinson Av. 10th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	22945 Dimensional Variance Denied	Donald Kompas; Property Owner Request to construct an additional dwelling on the premises.	6416 W. Ohio Av. 11th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	22934 Dimensional Variance	Thomas A. Plevak & Joan M. Plevak; Property Owner Request to decrease the width of the lot from 75 ft. to 70 ft., creating a lot that is 5' narrower than required.	2241 W. Mallory Av. 13th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Craig Zetley.	
40	22946 Appeal of an Order	Nancy L. Kohl; Property Owner Request to appeal the order of the inspector.	8201 N. 107th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	22550 Use Variance Granted	3 S of Milwaukee, Inc. Steven S. Salaja, Property Owner Request to construct a parking lot on the premises to be used in conjunction with the existing tavern.	5826 W. St Paul Av. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
42	22880 Special Use	The Guest House of Milwaukee, Inc. Holly Gardenier, Exec. Director, Property Owner Request to occupy the premises as a social service facility and rooming house.	1233 N. 13th St. A/K/A 1233-35 N. 13th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	22857 Special Use Granted	Miracles of Creation Learning Center Frida Russell, Lessee Request to occupy the premises as a day care center for 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m. Mon-Fri.	1218 W. Walnut St. A/K/A 1216-18 W. Walnut St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator complies with the current State commercial code for day cares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22887 Special Use Granted	SG Properties LLC; Property Owner Request to occupy the premises as a rooming house for 8 people.	1007 N. 14th St. A/K/A 1404 W. State St. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no vehicles associated with this use are parked on unpaved areas of the vacant parcel adjoining this site to the west.</p> <p>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	
45	22888 Special Use Granted	SG Properties LLC; Property Owner Request to occupy the premises as a rooming house for 8 people.	1009 N. 14th St. A/K/A AKA 1404 W. State St. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no vehicles associated with this use are parked on unpaved areas of the vacant parcel adjoining this site to the west.</p> <p>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	22905 Use Variance	Repairers of the Breach, Inc. Ms. MacCanon Brown, Property Owner Request to occupy the premises as a social service facility.	1331-33 W. Vliet St. A/K/A 1329-41 W. Vliet St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
47	22117 Use Variance Granted	Dick Brown Auto Paradise, Property Owner Request to continue to occupy as an auto salvage yard.	4485 N. Green Bay Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Railroad right-of-way adjacent to the premises not be used. 5. That all prior conditions of the Board in Case No. 20690 are complied with and maintained except as may be amended herein. 6. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	22911 Special Use Granted	National Muffler, Brake, and Tire Sales Edmund Niedzwiecki, Lessee Request to occupy the premises as a motor vehicle repair facility.	5740 W. Fond du Lac Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of tires or auto parts.</p> <p>5. That no repair, storage, or long-term parking of vehicles associated with this use is to occur on any street, alley, or sidewalk.</p> <p>6. That the premises be kept free of weeds and litter.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
49	22369 Use Variance Denied	Roolie L. Youngblood Roolie's Roofing Service, Property Owner Request to continue occupying the premises as a contractor's shop and yard.	4232 N. Teutonia Av. 1st Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	3 Ayes, 1 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	22785 Use Variance Denied	Charles Powell; Property Owner Request to continue to occupying the premises as a trucking and construction business with the storage of trucks and equipment.	4642 N. Teutonia Av. 1st Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
51	22920 Dimensional Variance Granted	William Worgull; Property Owner Request to construct a 2nd fl. dormer and 3rd fl. dormer at the rear of the premises adding attic space.	4946 N. 56th St. 2nd Dist.
	Action:	Granted	
	Motion:	Catherine Dolye moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
52	22894 Special Use	Community Financial Service Center; Prospective Buyer Request to occupy the premises as a financial institution.	7601 W. Hampton Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	22960 Use Variance Granted	Summit Square, Inc. c/o Trustway, Property Owner Request to construct a two-family dwelling unit on the premises.	2203 E. Ivanhoe Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That the appellant connects the parcel located at 2203 E. Ivanhoe Pl. with the parcel located at 2230 N. Summit Ave. via a deed restriction to be recorded with the Milwaukee County Registry of Deeds or a certified survey map to be approved by the Milwaukee Common Council.</p> <p>5. The appellant must obtain final approval of site and buildings from the Historic Preservation Commission.</p> <p>6. That this variance request does not include approval for the usage of parking space #7 as labeled on the site plan submitted to the Board of Zoning Appeals.</p> <p>7. That this Variance is granted to run with the land.</p>	
54	22598 Appeal of an Order	The Salvation Army, Inc. Major James Frye, Lessee Request to appeal an order by the Department of Neighborhood Services.	3120-28 W. Wisconsin Av. 4th Dist.
	Action:	Affirmed in part, reversed in part	
	Motion:	Donald Jackson moved to uphold the order. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	22931 Special Use Granted	James E. Ellis, Lessee Request to occupy the premises as a car wash and auto detailing.	8332 W. Lisbon Av. 5th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site is landscaped and screened per s.295-75 of the City Code, and in accordance with an approved plan dated April 16, 1993 on file with the Board. 5. That all washing, drying and detailing of vehicles is conducted inside of the building and that all wastewater is properly drained. 6. That signage is limited to a maximum of 50 square feet. 7. That the business is not operated before 12:00 p.m. or after 8:00 p.m., Monday through Friday. 8. That no occupancy permit be issued until all of the conditions contained herein are complied with. 9. That all vehicular access from the premises to the residential alley to the rear of the site be eliminated by some form of permanent physical barrier. 10. That all customer parking stalls be delineated on site by means of permanent pavement markings. 11. That all vehicle washing and drying is also recommended to occur inside of the building, and all waste wash water is to be contained on site and drained by means of a suitable sanitary sewer connection. 12. That no storage, long term parking or service of vehicles occur in any street, sidewalk or alley right of way adjoining this site. 13. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	22805 Special Use	The Three Amigos' Learning Center Victoria L. Stepter, Property Owner Request to occupy the premises as a day care center for 19 children, ages 6 wks.-13yrs., for 24 hours.	2868 N. 27th St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DNS and will be rescheduled at the next available hearing date.	
57	22868 Special Use	Tanya Lewis He Cares Christian Child Care Center, Lessee Request to continue occupying the premises as a day care center for 26 children ages infant to 6 yrs., from 7:00 a.m. to 5:00 p.m.	4634 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
58	22808 Special Use	Daniel J. Katz; Property Owner Request to continue occupying the premises as a rooming house.	2537 N. Farwell Av. A/K/A 2535-41 N. Farwell 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing date.	
59	22822 Use Variance Denied	Continental World Wide; Prospective Buyer Request to construct and occupy the premises as a motor vehicle pumping station and convenience store.	2100 N. Holton Av. 6th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	22818 Special Use Granted	Wal-Mart Real Estate Business Trust Randy Crossno, Lessee Request to occupy the premises as a department store.	401 E. Capitol Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the existing E. Capitol Dr. driveway remain in its current location, rather than the alternative location depicted in the site plan, with access limited to right turns in and out of the site.</p> <p>5. That left turn arrows be added to the westbound approaches to the signalized intersections of N. Holton St. and N. Richards St. All costs associated with these signal improvements are to be the responsibility of the developer.</p> <p>6. That all traffic control devices installed at driveways to the site are to be located on private property and must conform to the Federal Manual on Uniform Traffic Control Devices.</p> <p>7. That the appellant agrees to work with Department of City Development staff to finalize landscaping and screening details and that a final plan is submitted to and approved by the Department prior to the issuance of any permits.</p> <p>8. That the landscape and screening plans include an urban edge treatment along East Capitol Dr., North Richards St. and North Holton St.</p> <p>9. That the site is landscaped according to plans as approved by DCD.</p> <p>10. That site illumination is controlled to prevent glare onto adjacent streets and properties.</p> <p>11. That signage along the East Capitol Drive frontage is to be limited to a maximum height of 20 feet and maximum sign area of 75 square feet.</p> <p>12. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Scott Winkler moved to approve the minutes of the April 13 and May 4, 2000 meetings. Seconded by Board member Georgia Cameron. Unanimously approved.

The Board set the next meeting for June 8, 2000.

Board member Catherine Doyle moved to adjourn the meeting at 9:40 p.m.. Seconded by Board member Donald Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board